



CHARLES
HEAD



Wonderfully situated second floor Studio flat in convenient town location, affording estuary views.

16 RIVERSIDE

Embankment Road, Kingsbridge, South Devon

£165,000

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Riverside, situated on the eastern banks of the Kingsbridge/Salcombe Estuary, is wonderfully placed affording views over the gardens towards the upper tidal waters to watch the waterborne activity the marvellous location offers. This second floor studio flat benefits from the sunny location bringing a light and airy feel to the accommodation. Occupying a very convenient location for a level walk of some 600 yards along the quayside and Promenade is the Town Square of Kingsbridge beyond which is a wide selection of shops, restaurants and pubs. Health, sports, commercial facilities, clubs, societies and schools are also available in the town.

For those keen to be on the water a three and a half mile boat trip will take you to the visitors pontoons on Salcombe's Harbour front and sandy beaches on the opposite shores of East Portlemouth. Golf courses are within ten miles and the coast with more beaches and spectacular clifftop walks are within six miles. Access to the A38 is eleven miles and the mainline railway station is at Totnes, twelve miles.

The flats, fourteen in total, are of insulated cavity wall construction with a rendered and decorated reformite block exterior under a tiled roof. The PVCu double glazed accommodation comprises:

Main Communal Entrance, with carpeted hallway and stairs having stainless steel and glass balustrading to the first and second floors.

Hallway, with built in wardrobe and cupboard over, airing cupboard containing the mains pressure insulated hot water cylinder fitted with two electric immersion heaters, telephone point.

Living/Bedroom, enjoying a view over the gardens to the Estuary and surrounding area, night storage heater, TV point.



LIVING/BEDROOM



VIEW FROM LIVING ROOM



LIVING/BEDROOM

Kitchen, with a range of working surfaces, tiled surrounds inset 1 ½ bowl single drainer sink top, cupboards and drawers under, wall cupboards, space and point for electric cooker, hood over, plumbing for washing machine, space for refrigerator.

Bathroom, with a white suite comprising bath having a hand shower over, pedestal basin and WC. Electric shaver point, extractor.

Outside

There is full use of the well tended level gardens enjoying open southerly and westerly aspects overlooking the Estuary. Shared tarmac driveway provides general parking.

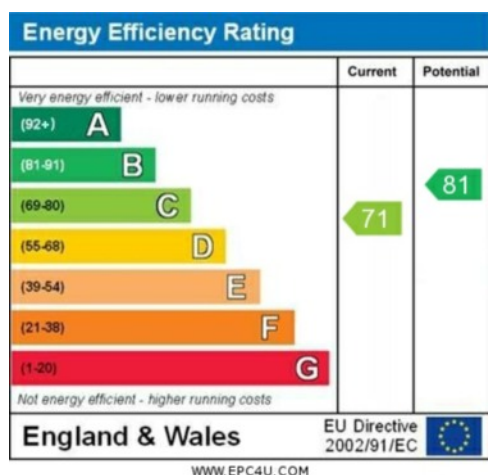
Tenure

The flat is held on the remainder of a 199 year lease dating from 1969 with a ground rent of £12 per annum.

SERVICES Main electricity, water and drainage.

COUNCIL TAX BAND A

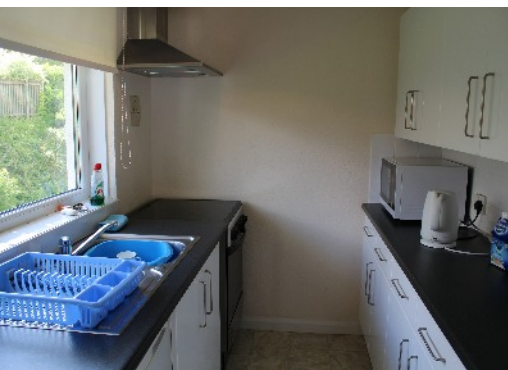
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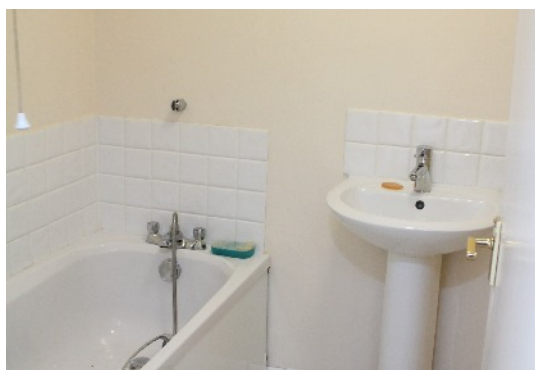
These are 1/64ths of the cost of maintenance estimated at £1,314 for the year to 30th September 2019 being structural repairs, decorations of external and internal common areas, insurance, gardens, drives and other communal areas, paid half yearly.

Directions

From the Quay in Kingsbridge proceed along The Promenade for 600 yards and Riverside is on the left after the turning to Highfield Drive.



KITCHEN



BATHROOM



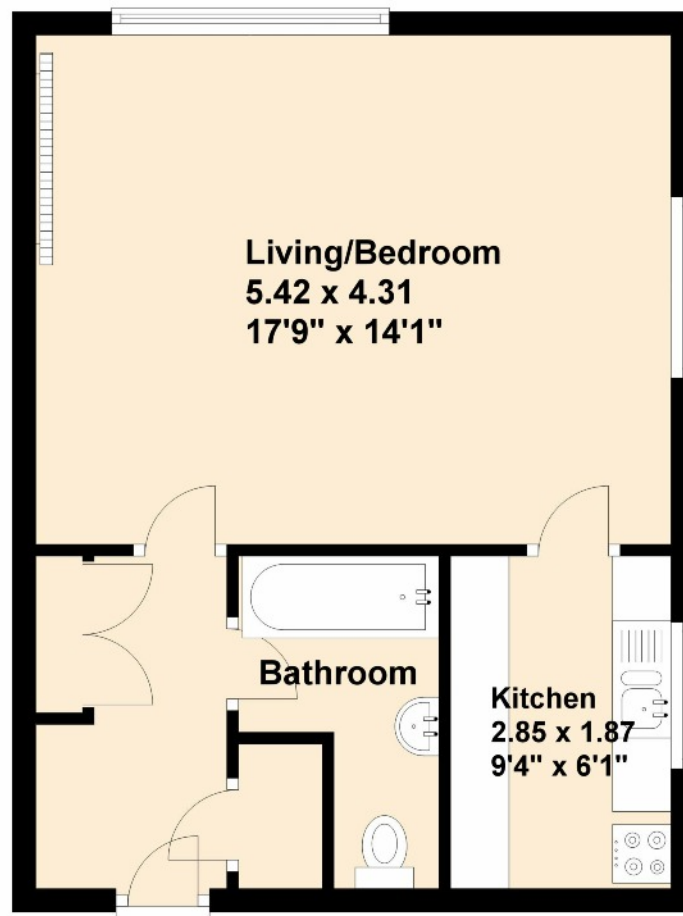
GARDEN



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Ground Floor

Approx. 39.6 sq. metres (426.4 sq. feet)



Total area: approx. 39.6 sq. metres (426.4 sq. feet)

DISCLAIMER

1. These particulars are intended as a fair description of the properties and are prepared as a guideline. They do not constitute part of an offer or contract.
2. All measurements, areas and distances referred to are approximate. Orientations, descriptions and other statements are an opinion given in good faith and should not be relied upon as being a statement or representation of facts.
3. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.
4. Any reference in these particulars to alterations or a particular use of part of the properties does not imply that a requirement of planning, building regulations or other consents have been obtained and prospective purchasers are advised to obtain verification from their solicitor or surveyor.
5. Any reference to tenure is made based on information supplied by the vendor and prospective purchasers are advised to obtain verification from their solicitor.
6. Prospective purchasers should check with the agents any aspect of the properties, which may be of particular importance and also availability before travelling any distance to view.

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